

Our ref: Q211026
Your ref: HGY/2024/1370
Email: Hannah.hiscock@quod.com
Date: 13 February 2026



Sarah Madondo
London Borough of Haringey Planning Department
225 High Road
Wood Green
N22 8HQ

Dear Sarah

Submission of details pursuant to Condition 14(c) and 16(b) of HGY/2024/1370 (Full planning permission for the demolition and redevelopment of 18 West Road and Unit 4 West Mews comprising 2no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace and associated landscaping, yard, parking, access and infrastructure).

Please find enclosed details reserved by Condition 14(c) and 16(b) of Full Planning Permission HGY/2024/1370 submitted on behalf of the Applicant, VIQR Tottenham 1 Limited ('Valor').

Condition 14(c)

"The development hereby approved shall be constructed in accordance with the Energy and Sustainability Statement by Cudd Bentley (dated 16 August 2024) delivering a minimum 122% improvement on carbon emissions over 2021 Building Regulations Part L, with high fabric efficiencies, air source heat pumps (ASHPs) and a minimum 260 kWp solar photovoltaic (PV) array and inverter capacity.

(c) Within six months of first occupation, evidence shall be submitted to the Local Planning Authority that the development has been registered on the GLA's Be Seen energy monitoring platform.:

In response to **Condition 14(c)**, a Sustainability Review – As built Report has been prepared by Cudd Bentley and is submitted in support of this Application. This Report demonstrates how the as-constructed development achieves a site wide carbon reduction of 126%, which exceeds the target of 122%. Confirmation of the submission being made to the GLA Be Seen Energy monitoring platform has also been provided.

As such, Condition 14(c) can be **discharged in full**.

Condition 16(b)

b) Prior to occupation of each building, the Post-Construction Stage Assessment and tool, and evidence that this has been submitted to BRE should be submitted for approval, confirming that





the development has achieved a BREEAM “Very Good” outcome (or equivalent), aiming for “Excellent”, subject to certification by BRE.

In response to **Condition 16(b)**, a BRE Certification Report has been prepared by lesTaP which demonstrates that the proposals will achieve a BREEAM score of “Excellent”. This submission is also accompanied by evidence of the submission being made to BRE. As such, it is considered that this condition can be **discharged in full**.

The application has been submitted to Haringey London Borough Council via the Planning Portal along with the payment of the application fee for the amount of £383 (including the Planning Portal service charge).

We trust that the information provided is sufficient to register and validate the application and look forward to receiving confirmation of this. If you have any queries regarding the enclosed, please do not hesitate to contact myself or my colleague Sam Conalty (sam.conalty@quod.com).

Yours sincerely

Hannah Hiscock
Associate